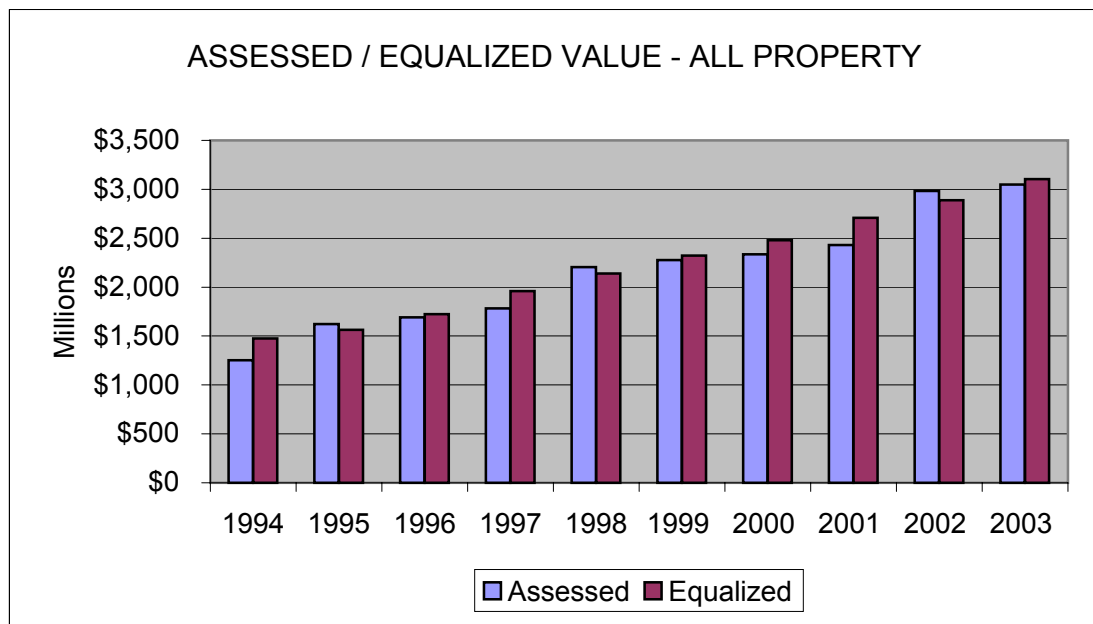


CITY OF EAU CLAIRE

TABLE 8 - ASSESSED AND EQUALIZED VALUE
OF ALL TAXABLE PROPERTY
Last Ten Fiscal Years
(Dollars in Thousands)

	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
ALL PROPERTY										
Real property:										
Assessed value	\$1,181,525	\$1,540,507	\$1,595,652	\$1,678,145	\$2,071,849	\$2,146,317	\$2,224,512	\$2,309,955	\$2,841,850	2,913,967
Equalized value (1)	1,392,711	1,481,256	1,626,169	1,841,479	2,007,308	2,187,062	2,361,217	2,574,728	2,750,365	2,966,933
Personal property:										
Assessed value	\$71,633	\$82,534	\$93,995	\$105,471	\$133,486	\$131,294	\$110,929	\$119,618	\$139,844	134,989
Equalized value	83,918	82,419	96,783	116,957	132,942	133,993	119,040	133,993	138,930	138,430
Total:										
Assessed value	\$1,253,158	\$1,623,041	\$1,689,647	\$1,783,616	\$2,205,335	\$2,277,611	\$2,335,150	\$2,429,573	\$2,981,694	3,048,956
Equalized value	1,476,629	1,563,675	1,722,952	1,958,436	2,140,250	2,321,055	2,480,574	2,708,721	2,888,295	3,105,363
Ratio of total assessed to total equalized value	84.87%	103.80%	98.07%	91.07%	103.04%	98.13%	94.14%	89.69%	103.23%	98.18%



NOTE: Property values shown are established at January 1 of the year preceding the fiscal years listed. They are the basis of the taxes collected and applied to the fiscal year. Values are for both Eau Claire and Chippewa counties. Tax incremental districts have been included.

(1) NOTE: Equalized valuation (est. market value) is set by the Wisconsin Department of Revenue.

Source: City of Eau Claire Assessor's Office, Statement of Changes in Equalized Values by Class & Item, as compiled by the Wisconsin Department of Revenue